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July 8, 2006

2006 JUL 11 A 11: 04

9132 Forest Willow  
Las Vegas, NV 89149

City Clerk  
1<sup>st</sup> Floor  
400 Stewart Ave.  
Las Vegas, NV 89101

Subj: Case: ROC-13825

Regarding Lennar Builders request to change zoning

I live adjacent to the parcel where construction activity is already underway. I strongly object to changing the zoning to allow three story homes from two story.

Here are the reasons:

- There are no three story homes in the immediate area.
- Three story home developments are high density monstrosities, and are not appropriate in the outlying neighborhoods.
- There would be more people, more traffic, more noise in an already crowded area.
- The property values in the surrounding area will be negatively affected.
- A four foot front yard setback from ten feet? In other words there is no front yard.
- Three story homes are less desirable for buyers, and certainly not now when there are large numbers of unsold houses on the market.
- What's next 10 story condos anywhere in the city?

I appeal to the City Council to deny this request to change the zoning.

Sincerely,



Robert Prestis

Protest

Submitted after final agenda

Date 7/11/06 Item #136

## Opposition Petition Form

7/10/2006

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To: Las Vegas City Council Council  
Chamber 400 Stewart Avenue  
Las Vegas, Nevada 89101

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Case No.: ROC-13825

We the residences of Elkhorn Twilight, located at the southeast corner of Campbell Road and Elkhorn Road, in northwest Las Vegas stand in opposition of reviewing the condition for Case ROC-13825. We kindly ask that the Las Vegas City Council deny the request of Lennar Communities Nevada LLC. While building up instead of out seems to be the latest trend in Las Vegas, Lennar is requesting allowance to build 3-story homes in a location where only 2 two-story homes are required. Additionally, they are asking for an allowance of a 4-foot front yard setback where 10-feet is required.

Listed below are justifiable reasons for not allowing the request of Lennar to be granted:

1. **More Garbage, Less Parking, and Safety for our Children and Pets.** There are already 3-story homes located to the east of our development. In the short time they have been there, we have already seen the detrimental affects of having a larger number of homes crammed into a development intended to have less homes with bigger lot sizes. There is more littering, less available parking, and smaller backyards for our children and pets to safely play.
2. **Increase in Traffic.** 3-Story homes take up less space, so there will obviously be more homes on Lennar's property directly relating to more traffic on an already busy street surrounding our neighborhood (Elkhorn Road). Please note: *The Elkhorn Road has only been opened for a short time and there has already been an accident with a driver crashing into the perimeter block wall surrounding our community and entering the backyard of one of our homeowners.*
3. **3-Story Homes are not Commonplace.** The vast majority of the homes, condominiums, town homes, and apartments are 2-story complexes. While the diversity in home style is ever present with the different complexes, we believe that 3-story homes take away the grandeur of the nearby subdivisions, takes away a view of the City (which would still be visible with 2-story homes as originally planned), and that they have no place in our contemporary community as they remind of Bronx-style row houses you might see in New York.
4. **Stagnant Home Value Appreciation.** It is hard for 2-story homes to compete with 3-story homes on a dollar-per-square-foot basis. The installation of additional 3-story homes will make our homes harder to sell and reduce the rate in which they could potentially appreciate with 2-story homes in their place.

In conclusion, we ask the Las Vegas City Council to consider our requests as responsible and established homeowners in the community by not granting the request of Lennar. Please take into account all the surrounding subdivisions and their intentions of the future of their community when they purchased their homes.

Attached is a list of petitioners from our development.

Thank you for taking the time to hear our request of opposition.



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Protest

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First Name	Last Name	Street Address	Signature
DAVID	FOSTER	8922 Mossy Hollow Ave	David Foster
FRANCIS	GRATES	8922 Mossy Hollow Ave	Francis Grates
Tammy	Moss	8918 Mossy Hollow	Tammy Moss
Keith	Li Rose	8915 Mossy Hollow	Keith Li Rose
Brigitte	Le Rose	8915 Mossy Hollow	Brigitte Le Rose
DAWN	Temquist	8910 Mossy Hollow	Dawn Temquist
JANIS	RUBK	8914 Mossy Hollow	Janis Rubk
JACKED	MASSANARI	8930 Mossy Hollow	Jack Massanari
Jessica	Massanari	8930 Mossy Hollow	Jessica Massanari
GARY	HOLLATZ	8938 Mossy Hollow	Gary Hollatz
MARIA	BAKUPTI	8935 Mossy Hollow	Maria Bakupti
ERIC	THOMASON	8955 Mossy Hollow	Eric Thomason
Sherry	Thomason	8955 Mossy Hollow	Sherry Thomason
Michael	KYAN	9002 Mossy Hollow	Michael Kyan
Wendi	Reyes	9018 Mossy Hollow	Wendi Reyes
Jonathan	Reyes	9018 Mossy Hollow	Jonathan Reyes
Sherree	Deines	9020 Mossy Hollow	Sherree Deines
BRIAN	SMITH	7175 Maple Sugar	Brian Smith
Till	SMITH	7175 Maple Sugar	Till Smith
Kathleen	James	7171 Maple Sugar	Kathleen James
Eddie	James	7171 Maple Sugar	Eddie James
Bridget	Whalton	7163 Maple Sugar	Bridget Whalton
Clarence	Whalton	7163 Maple Sugar	Clarence Whalton
Michael	NUNEZ	9012 Spotted Tail	Michael Nunez
Jonathan	Foster	8922 Mossy Hollow Ave	Jonathan Foster
Perry	Moss	8918 Mossy Hollow	Perry Moss
Frank	Wilhelm	8923 Mossy Hollow	Frank Wilhelm
Kim	Wilhelm	8923 Mossy Hollow	Kim Wilhelm

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